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Doc#. 2314419127 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/24/2023 03:40 PM Pg: 1 of 3

Dec ID 20230501622295

ST/CO Stamp 2-138-155-728 ST Tax \$569.50 CO Tax \$284.75

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Abraham Arechiga 143 W. 154th St. South Holland,, IL 60608

(The Above Space for Recorder's Use Only)

THE GRANTOR Abraham Arechiga, single, of 143 W. 154th St., South Holland,, IL 60608 for and in consideration of TEN AND 30/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Ray L. Simmons, Jr., WWYLO MOO, of 3825 Royal Troon Drive, Round Rock, TX 78664, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-19-121-002-0000 and 16-19-121-003-0000

Property Address: 1405 Clinton Avenue, Berwyn, IL 60402

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.



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Dated this 11th day of April 2023.	
Abraham Arechiga	
STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Abrah in Arechiga personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 11th day of April, 2023.

Notary Public

THIS INSTRUMENT PREPARED BY Thomas Joseph Rigby The Real Estate Law Firm, LLC 1772 S. Randall Road, Suite 100 Geneva, IL 60134

MAIL TO:

Law Office of Anthony N. Panzica 2510 W. Irving Park Rd. Chicago, IL 60618 OFFICIAL SEAL
HANNAH L BOHR
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/31/26

SEND SUBSEQUENT TAX BILLS TO:

Ray L. Simmons, Jr. 1405 Clinton Avenue Berwyn, IL 60402

AL ESTATE TRANSFER TAX

24-May-2023

COUNTY: ILLINOIS: TOTAL: 284.75 569.50 854.25

16-19-121-002-0000

20230501622295 | 2-138-155-728

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EXHIBIT A LEGAL DESCRIPTION

LOT 45 AND 46 IN BLOCK 43 IN WALLECK'S SUBDIVISION OF BLOCKS 43 AND 44 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP. 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 300 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office